



CONSENT TO INVEST APPLICATION FORM

Page 12 of Guardian Securities Limited "Product Disclosure Statement"(PDS) dated 15 November 2013

Guardian Securities Limited at 7/211 Ron Penhaligon Way, Robina QLD 4226

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|-----------------------------|--|---|
| Investor(s) Details: | | Name(s) MANTILLA SUPERANNUATION PTY LTD AS TRUSTEE FOR J & C MANTILLA SUPERANNUATION FUND |
| 1. | Borrower: | 262 Pennant Hills Road Pty Ltd ACN 162 161 640 as trustee for the 262 Pennant Hills Road Unit Trust. |
| 2. | My/Our Contribution: | \$75,000 |
| 3. | Value of Security: | A valuation report from an approved valuer addressed to the lender is to be provided prior to settlement evidencing a current market value of \$6,900,000 ex. GST "as is" with approvals. |
| 4. | Loan Amount: | \$4,259,000 Loan to value ratio inc. capitalised interest: 62.0% |
| 5. | Address of Security: | A development site comprising two parcels of land with a total land area of 1,509m2 situated at 258-264 Pennant Hills Road Thornleigh NSW. |
| 6. | Loan Term: | Six (6) months, subject to repayment of this facility by Borrower. |
| 7. | Interest to Investors: | 10.0% per annum payable in advance for the first 4 months with the balance payable at maturity of the loan. |
| 8. | The total sum provided is to be made available to the borrower upon the purchase of the property described in Item 5 above and also meeting various loan conditions contained in a loan agreement between Guardian Securities and the Borrower. | |
| 9. | The Investor/s acknowledge I/we have not received a copy of the document evidencing the value set out in (3). The Investor/s acknowledges receipt of the Guardian Securities Limited Fund "Product Disclosure Statement" (PDS) dated 15 November 2013 and "Supplementary Product Disclosure Statement" (SPDS) dated 13 February 2014 and further acknowledges having read and understood same. | |
| 10. | The Investor/s acknowledge that Guardian Securities Limited has provided only factual information in relation to this advance and the Investor/s has undertaken his/her/their own investigations in regard to this matter and is satisfied with same. Further, Guardian Securities Limited has not provided the Investor/s with any personal financial product advice and/or recommendation and has not taken into account your own personal financial situation or needs. I/we confirm that Guardian Securities Limited has recommended that I/we consider obtaining independent advice before making any financial decisions. | |

Dated this...19TH.....day of...FEBRUARY.....2014

Investor/s Signature/s

..... ANECITO MANTILLA Director of the Trustee X

..... CHARINA MANTILLA Director of the Trustee X

SPDS dated: 13 February 2014